

winter clothing of the best. No nightmare oppression lies heavy on those five hundred hearts. What, then, is the prime mover in their Revolution? Is it the fear of reducing the broad margin of their pleasures, the fear of being compelled to deny themselves the extra man to dress them, the extra motor to carry them about, the extra copice for their poultry? No other nightmare that we can see lies heavy on them. Quadruple the provisions of the Budget, and hardly one of them would yet be forced to work an hour a week for his life. Multiply the Budget by ten, and hunger and nakedness would still not have come within their sight. Hunger and nakedness, said the historian, will be in all countries the prime movers of Revolution. Would he were here now to see the Lords, marshalled in their stiff buckram, grinning and grimacing as lifeless formalities, as they set out to overthrow the established order of their country!

They are out for Revolution; they have raised the flag of disorder; they are prepared for the plunge into chaos—into “temporary chaos.” We know what they would say to the bewildered anarchist, or to wild claimants of political rights, who thus threw the land into confusion and wasted her resources by millions together. But the Lords also are aware of the momentous issues to themselves. They will face the risk, says Lord Lansdowne. If need be, they will meet their doom, says the Duke of Norfolk. There is always something impressive about a man, no matter how humble his position, who goes out to meet his doom. Without calling ourselves Revolutionists like the Lords we can all feel some touch of human pity, some glow of admiration for him who snatches up rifle, revolver, or even a long knife, and takes his stand upon the barricade, in protest against unendurable oppression. He is there for the simplest and highest right of man—the right of himself and his kind to live their own lives as long as they live at all. He has set everything at stake. Nothing but the shame of unbearable tyranny would have driven him to that last act of desperation. For him it is life or death, it is almost certain death, and nothing but an open shirt stands between him and doom. The guns are heard upon the street; the houses crash; the dust arises. Dark figures are seen stealing round the far-off corners; the air shrieks with bullets as their rifles flash in the gathering dusk. The man is at his place, waiting; he draws his old hat over his eyes; if freedom cannot be won, at least he may strike a blow at the agents of oppression. Such a man the present writer has often seen die, and when he sees the Duke of Norfolk going out to meet his doom like that, he will not withhold his admiration.

But the Lords risk nothing, and they know it. If the defeat of their Revolution is the worst their enemies can imagine, what will they suffer or

lack? Lord Lansdowne drew a pathetic picture of a “bread-winner’s heir” who might find himself so burdened with death duties owing to his great inheritance that he would be very unhappy. Lord Willoughby de Broke revealed the nature of his apprehensions by quoting a wretched parody, which “saw fox-hunting abolished by an order from the State.” Such are the terrors which these Revolutionists are called upon to face. Truly, as Lord Ribblesdale well said, these are the sobs of the well-to-do, and nothing is more unimpressive than the crying of the comfortable. Strictly, we may say that the overthrow of an established constitution is always revolutionary. But there is something ludicrous, something that does not work out, in a Revolution for the defense of riches. If it were not for the thought of what must come, we might almost agree to drop the word, lest by its use for the action of Lords we besmirch the honor of those thousands who have died with heroic minds in the Revolutions of Liberty.

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THE LANDLORDS’ LAW.

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and Distributed by the Million.

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What the Lords Are Fighting For IN MANCHESTER.

Ship Canal and Land Value—What the Landlords Receive.

In 1896 Mr. E. T. Hooley, the company promoter, bought Trafford Park estate for £360,000.

In 1897 he sold the estate to the Trafford Park Estates Company for £901,000, making a profit of £540,000 in the transaction.

Land which was sold at the rate of £327 per acre in 1893 was sold at the rate of £4,840 per acre in 1902.

For 56½ acres of undeveloped land which was taken for the Ship Canal and which was assessed for poor rate at £19 per annum, the late Lord Egerton of Tatton received under award £63,240, or 3,328 years’ purchase of the ratable value.

What the People Pay.

The making of the Manchester Ship Canal, with the consequent increase in population and trade, sent up the value of the land, but the people who paid and are still paying for the Canal have got none of the value. The ratepayers of Manchester have been paying an average rate of 8½d. in the £ for the past fourteen years to meet the interest on the capital spent in making the Canal.

This is the Landlords’ Law.—The land specu-

lator is to get £540,000 in one year without doing anything to earn it; the landowner is to get 3,328 years' purchase of the amount for which he is assessed; they are not to be asked to leave one halfpenny of it for rates or taxes; the speculators are to continue drawing the increase in land values; the Manchester ratepayers are to continue paying heavy rates, and are not to get one halfpenny of the increased value which this expenditure creates. *This is the Landlords' Law.*

Land Value In Business Center — What the Landlords Receive.

In April, 1880, property at 81-89 Market street, Manchester, was sold at the rate of £308,590 per acre. In April, 1897, the same property was sold at the rate of £532,844 per acre—an increase of £224,254.

In October, 1885, property at the corner of Cross street and John Dalton street was sold at the rate of £286,992 per acre. In December, 1902, the same property was sold at the rate of £665,500 per acre—an increase of £378,508.

In May, 1894, property in Corporation street was sold at the rate of £432,131 per acre. In 1900, the same property was sold at the rate of £609,840 per acre—an increase of £177,709.

In 1871, property at the corner of Fennel street and Long Millgate was sold at the rate of £26,620 per acre. In 1907, the same property was sold at the rate of £156,372—an increase of £129,752.

The People Pay Again.

Since 1890, street improvements costing £273,125 have been carried out in the neighborhood of these properties.

Here again the ratepayers of Manchester pay to increase the value of the land, and the landowners walk off with the increased value without being asked to pay one halfpenny of it. The Manchester man working for a pound a week, the Manchester woman working for sixteen shillings, the Manchester shopkeeper fighting against bad trade and low profits, have to pay rates for canals, streets, and other public services; the Manchester landowner, who draws a hundred thousand pounds from these services, pays nothing to keep them up. This is what the Lords are fighting to maintain. *This is the Landlords' Law.*

The Budget is the People's Law. It provides for the separate valuation of land and improvements. It makes it possible for the tax collector to get at the landowner and to take back for the benefit of the people the value which their common industry and expenditure create. After the Budget is passed, idle land can be taxed into use and idle men can get employment. After the Budget is passed, shops, houses and food can be relieved of taxation. *This is the People's Law.*

What the Lords Are Fighting For IN BIRMINGHAM.

Birmingham Land Values — What the Landlords Receive.

In 1550 King Edward VI. gave to the Grammar School Foundation a piece of land. The rent of this land was then £19 per annum. Since that time Birmingham has become a large city, and this land, which lies near its centre, yields more than £40,000 per annum in ground rents.

In 1830, 700 square yards of land at the corner of New Street and Bennets Hill were let on lease at £69 per annum. In 1905 the same site was let on a new lease of £975 per annum.

In 1901 the Corporation paid £4,400 for 83 square yards of land to widen New Street. This is at the rate of £256,500 per acre.

In the heart of the City there are some 82 acres belonging to the Colmore Estate. In 1904 the people of Birmingham required 9,890 square yards, or about 2 acres, of this land for the Council House Extension. Under leases which had expired these 2 acres were let at less than £250 a year, but under the new lease the Council are required to pay £5,400 a year.

What the People Pay.

During 1908 the ratepayers of Birmingham paid £92,000 to maintain the streets, £30,500 to light them and £20,300 to keep up the Fire Brigade. During the last three years alone the ratepayers have paid £3,017,327 in rates. Within recent years there has been an expenditure of £8,250,000 on a water supply, £3,785,000 on gas and electricity supply, £1,249,000 on the tramway service. All this money has been spent by the Birmingham ratepayers to create and maintain land values for Birmingham landlords, and out of the hundreds of thousands received by the landlords they are not asked to pay one halfpenny to the rates. The poor, the unemployed, the overworked and underpaid, the busy men and women occupying houses, factories and shops have to pay all. *This is the Landlords' Law.*

The People's Burden and the Landlords' Reward.

The Birmingham Improvement Scheme was started at the expense of the ratepayers in 1876. Corporation Street was carried through the "unhealthy area," and while large sums were paid for the land acquired, the value of the adjoining land was greatly increased. The landlords are receiving higher rents as a result of the improvement, while in 1908 the yearly charge on the ratepayer was £23,000 on the debt incurred. *This is the Landlords' Law.*

On June 17th, 1884, Mr. Joseph Chamberlain, giving evidence before the Housing Commission said:

With regard to all these improvement rates I cannot understand why the ground landlord should